

**Major Stormwater Management Plan  
for  
Oakmont II, TM 5421 RPL1**

**Preparation Date: September 22, 2010**

**Prepared for:  
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The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of the Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.

Thomas H. Koerner

7/28/10

Thomas H. Koerner, RCE 65317 EXP. 7/30/11

Date



County of San Diego

## STORMWATER INTAKE FORM FOR DEVELOPMENT PROJECTS

This form must be completed in its entirety and accompany applications for any of the discretionary or ministerial permits and approvals referenced in Sections 67.803(c)(1) and 67.803(c)(2) of the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO).

### STEP 1: IDENTIFY RELEVANT PROJECT INFORMATION

Applicant Name:	HSIUNG CHENG	Contact Information:	(619) 562-0842
Project Address:	OLD HWY. 80 & FLINN SPRINGS ROAD	APN(s):	396-020-13
Permit Application Number:	TM 5421 RPL1		

### STEP 2: DETERMINE PRIORITY DEVELOPMENT PROJECT STATUS

WPO Section 67.802(w) defines the criteria for determining whether your project is considered a Priority Development Project (PDP). First, select the proposed project type category. Then select "Yes" or "No" for all of the categories in Table A, Priority Development Project Categories. If you answer "Yes" for any of the categories in Table A, your project is a PDP subject to review and approval of a Major Stormwater Management Plan (SWMP). If you answer "No" to all of the categories in Table A, your project is subject to review and approval of a Minor SWMP.

**New Development Project:**

Projects on previously undeveloped land are Priority Development Projects if they are in one or more of the categories listed below.

**Previously Developed Site:**

Projects on previously developed sites ("redevelopment projects") are Priority Development Projects if they create, add, or replace 5,000 sq. ft. or more of impervious surface and also are in one of the categories listed below.

**Pollutant Generating Project:**

Projects that generate pollutants at levels greater than background levels which disturb one acre or more of land and include housing subdivisions of 10 or more dwelling units are considered Priority Development Projects.

If project is exempt please list the exemption: \_\_\_\_\_

**\*PROJECT WILL STILL NEED TO COMPLETE A MINOR SWMP**

**If you answer "YES" for any category in Table A, please complete a Major SWMP for your project.**

Instructions and an example of the form can be downloaded from:

[http://www.co.san-diego.ca.us/dpw/watersheds/land\\_dev/susmp.html](http://www.co.san-diego.ca.us/dpw/watersheds/land_dev/susmp.html)

**If you answer "NO" to all of the categories in Table A, please complete a Minor SWMP for your project.**

Instructions and an example of the form can be downloaded from:

<http://www.sdcounty.ca.gov/dplu/docs/LUEG-SW.pdf>

**TABLE A:**  
**PRIORITY DEVELOPMENT PROJECT CATEGORIES**

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>A</b>	Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>B</b>	<b>Commercial - greater than one acre.</b> Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>C</b>	<b>Heavy industry - greater than one acre.</b> Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.).
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>D</b>	<b>Automotive repair shops.</b> A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>E</b>	<b>Restaurants.</b> Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 sq. ft. Restaurants where land development is less than 5,000 sq. ft. shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>F</b>	<b>Hillside development greater than 5,000 square feet.</b> Any development that creates 5,000 sq. ft. of impervious surface located in an area with known erosive soil conditions, where development will grade on any natural slope that is 25% or greater. <sup>(1)</sup>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>G</b>	<b>Environmentally Sensitive Areas (ESAs).</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 sq. ft. of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. <sup>(1)(2)</sup>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>H</b>	<b>Parking lots 5,000 square feet or more or with 15 or more parking spaces and potentially exposed to urban runoff.</b> <sup>(3)</sup>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>I</b>	<b>Street, roads, highways, and freeways.</b> Any paved surface ≥ 5,000 sq. ft. used for transportation of automobiles, trucks, motorcycles, and other vehicles. <sup>(3)</sup>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>J</b>	<b>Retail Gasoline Outlets (RGOs) that are:</b> (a) ≥ 5,000 sq. ft. or (b) projected Average Daily Traffic (ADT) ≥ 100 vehicles per day.

<sup>(1)</sup> In lieu of a Major SWMP, Ministerial Permit Applications for residential dwellings/additions on an existing legal lot answering "Yes" may be able to utilize the Minor SWMP upon approval of a county official. Please note that upon further analysis, staff may determine that a Major SWMP will be required.

<sup>(2)</sup> Counter staff will assist you in determining whether your project is located within 200 feet of an Environmentally Sensitive Area.

<sup>(3)</sup> PDP Exemptions: interior remodels, trenching and resurfacing associated with utility work, routine maintenance or repair, roof or exterior surface replacement, resurfacing and reconfiguring surface parking lots and existing roadways, new sidewalk construction, pedestrian ramps, or bike lanes on existing roads, and routine replacement of damaged pavement such as pothole repair.

### STEP 3: SIGN AND DATE THE CERTIFICATION

**APPLICANT CERTIFICATION:** I have read and understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including stormwater, from construction and land development activities. I certify that this intake form has been completed to the best of my ability and accurately reflects the project being proposed. I also understand that non-compliance with the County's WPO and Grading Ordinance may result in enforcement by the County, including fines, cease and desist orders, or other actions.

*Applicant:* \_\_\_\_\_

*Date:* \_\_\_\_\_

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	OAKMONT II
Project Location:	BLOSSOM VALLEY; OLD HWY. 80 & PLINN SPRINGS RD.
Permit Number (Land Development Projects):	TM 5421 RPL 1
Work Authorization Number (CIP only):	N/A
Applicant:	HSIUNG CHENG
Applicant's Address:	1852 HACIENDA DR., EL CAJON 92020
Plan Prepared By ( <i>Leave blank if same as applicant</i> ):	CREW ENGINEERING & SURVEYING 5725 KEARNY VILLA RD., STE - D
Preparer's Address:	SAN DIEGO, CA. 92123
Date:	9-22-10

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date
	YES	NO	

Instructions for a Major SWMP can be downloaded at  
<http://www.sdcountry.ca.gov/dpw/watersheds/susmp/susmp.html>

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

## STEP 1

### DETERMINE IF THE PROJECT IS A PRIORITY DEVELOPMENT PROJECT

DEFINITION	PROJECTS THAT ARE PRIORITY DEVELOPMENT PROJECTS
A. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area.	✓
B. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
C. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
D. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
E. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
F. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
G. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
H. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
I. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
J. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓
K. Development of a new building or addition to an existing building that creates 10,000 square feet or more of impervious area and includes a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	✓

To use the table, review each definition A through K. If any of the definitions match, the project is a Priority Development Project. Note some thresholds are defined by square footage of impervious area created; others by the total area of the development. Please see special requirements for previously developed sites and project exemptions on page 6 of the County SUSMP.

## **STEP 2**

### **PROJECT STORMWATER QUALITY DETERMINATION**

Total Project Site Area 103.7 (Acres or ft<sup>2</sup>)

Estimated amount of disturbed acreage: 15.8 (Acres or ft<sup>2</sup>)

(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: \_\_\_\_\_

Complete A through C and the calculations below to determine the amount of impervious surface on your project before and after construction.

A. Total size of project site: 103.7 (Acres or ft<sup>2</sup>)

B. Total impervious area (including roof tops) before construction 0.8 (Acres or ft<sup>2</sup>)

C. Total impervious area (including roof tops) after construction 5.3 (Acres or ft<sup>2</sup>)

Calculate percent impervious before construction: B/A = 0.8 %

Calculate percent impervious after construction: C/A = 5.1 %

Please provide detailed descriptions regarding the following questions:

**TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS**

1.	Please provide a brief description of the project.  <i>SEE "PROJECT DESCRIPTION" FOR ITEMS 1 THRU 7</i>	
2.	Describe the current and proposed zoning and land use designation.	
3.	Describe the pre-project and post-project topography of the project. (Show on Plan)	
4.	Describe the soil classification, permeability, erodibility, and depth to groundwater for LID and Treatment BMP consideration. (Show on Plan) If infiltration BMPs are proposed, a Geotechnical Engineer must certify infiltration BMPs in Attachment E.	
5.	Describe if contaminated or hazardous soils are within the project area. (Show on Plan)	
6.	Describe the existing site drainage and natural hydrologic features. (Show on Plan).	
7.	Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features.	
8.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the <i>County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects?</i>	
	Yes	No
9.	Is this an emergency project?	
	Yes	No

## **PROJECT DESCRIPTION**

Please provide a brief description of the project in the following box. Please include:

- Project Location
- Project Description
- Physical Features (Topography)
- Surrounding Land Use
- Proposed Project Land Use
- Location of dry weather flows (year-round flows in streams, or creeks) within project limits, if applicable.

The proposed project is a subdivision of 103.0 gross acres in to 20 residential lots. Ultimate build-out of the project will be 20 single family homes on lot sizes ranging from 2.0. to 23.6 acres. The proposed lots will be served by private roads. This is a lot sales project. ~~THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED ROADS IS 62,760 SF. THE AREA OF FUTURE LOT GRADING, INCLUDING DRIVEWAYS AND SLOPES, IS 11.9 AC. THE TOTAL DISTURBED AREA IS 15.8 AC.~~

The project is located in the Lakeside Community Plan Area north of Old Highway 80 between Flinn Springs Road and Oak Creek Road, and is within the San Diego Hydrologic Unit and Coches Hydrologic Sub-area according to the Water Quality Control Plan for the San Diego Basin.

The site is dominated by a peak at the southern end of the property. A saddle separates the peak from a ridge that runs offsite and then returns onto the northern end of the property. The site has moderate to steep slopes. Approximately 57.7 acres or 56% of the property is proposed to be dedicated to the County of San Diego as biological open space, steep slope open space and fire clearing buffers.

The site is currently vacant. An elementary school and fire station occupy the property immediately to the east of the site. There are some commercial and industrial uses across Old Highway 80 to the south of the site. Otherwise the site is surrounded by single family residential land uses.

Within the project limits, there are no dry weather flows, 303(d) impaired receiving water bodies, High Risk Areas, Regional Board special Requirements, and no evidence of there being any contaminated or hazardous soils. The site consists predominantly of soils type C. The drilling of deep borings on the site in March, 1985 indicated that the depth to groundwater was greater than 15-feet in the area of the proposed septic systems that were to serve a previously expired project application.

~~THE AVERAGE ANNUAL RAINFALL IS 16- INCHES.~~

## CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

**TABLE 3: PROJECT SPECIFIC STORMWATER ANALYSIS**

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?		✓		If YES go to 2 If NO go to 13.
2.	Will the project increase velocity or volume of downstream flow?				If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.				Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.				Continue to 11.
11.	“Hardening” natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 12.
12.	Provide other design principles that are comparable and equally effective.		✓		Continue to 13.
13.	End				

### TEMPORARY CONSTRUCTION BMPS

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Silt Fence   | <input type="checkbox"/> Desilting Basin                           |
| <input checked="" type="checkbox"/> Fiber Rolls  | <input checked="" type="checkbox"/> Gravel Bag Berm                |
| <input checked="" type="checkbox"/> Street Sweeping and Vacuuming  | <input type="checkbox"/> Sandbag Barrier                           |
| <input type="checkbox"/> Storm Drain Inlet Protection  | <input checked="" type="checkbox"/> Material Delivery and Storage  |
| <input checked="" type="checkbox"/> Stockpile Management   | <input checked="" type="checkbox"/> Spill Prevention and Control   |
| <input checked="" type="checkbox"/> Solid Waste Management   | <input checked="" type="checkbox"/> Concrete Waste Management      |
| <input checked="" type="checkbox"/> Stabilized Construction Entrance/Exit  | <input checked="" type="checkbox"/> Water Conservation Practices   |
| <input type="checkbox"/> Dewatering Operations   | <input checked="" type="checkbox"/> Paving and Grinding Operations |
| <input type="checkbox"/> Vehicle and Equipment Maintenance   |  |
| <input checked="" type="checkbox"/> Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval. |  |

## EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an “exceptional threat to water quality,” and therefore require Advanced Treatment Best Management Practices during the construction phase.

**TABLE 4: EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION**

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: <a href="http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_reqtmdls.pdf">http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_reqtmdls.pdf</a>		<input checked="" type="checkbox"/>	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?			If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?			If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors $k_f$ greater than or equal to 0.4?			If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.		<input checked="" type="checkbox"/>	Document for Project Files by referencing this checklist.
6.	Project poses an “exceptional threat to water quality” and is required to use Advanced Treatment BMPs.			Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

**Exemption potentially available for projects that require advanced treatment:** Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that shows to the County official's satisfaction that advanced treatment is not required

## **STEP 3**

### **HYDROMODIFICATION DETERMINATION**

The following questions provide a guide to collecting information relevant to hydromodification management issues.

**TABLE 5: HYDROMODIFICATION DETERMINATION**

	QUESTIONS	YES	NO	Information
1.	Will the proposed project disturb 50 or more acres of land? (Including all phases of development)		✓	If YES, continue to 2. If NO, go to 6.
2.	Would the project site discharge directly into channels that are concrete-lined or significantly hardened such as with rip-rap, sackcrete, etc, downstream to their outfall into bays or the ocean?			If NO, continue to 3. If YES, go to 6.
3.	Would the project site discharge directly into underground storm drains discharging directly to bays or the ocean?			If NO, continue to 4. If YES, go to 6.
4.	Would the project site discharge directly to a channel (lined or un-lined) and the combined impervious surfaces downstream from the project site to discharge at the ocean or bay are 70% or greater?			If NO, continue to 5. If YES, go to 6.
5.	Project is required to manage hydromodification impacts.			Hydromodification Management Required as described in Section 67.812 b(4) of the WPO.
6.	Project is not required to manage hydromodification impacts.	✓		Hydromodification Exempt. Keep on file.

**An exemption is potentially available for projects that are required (No. 5. in Table 5 above) to manage hydromodification impacts:** The project proponent may conduct an independent geomorphic study to determine the project's full hydromodification impact. The study must incorporate sediment transport modeling across the range of geomorphically-significant flows and demonstrate to the County's satisfaction that the project flows and sediment reductions will not detrimentally affect the receiving water to qualify for the exemption.

## **STEP 4**

### **POLLUTANTS OF CONCERN DETERMINATION**

#### **WATERSHED**

Please check the watershed(s) for the project.

<input type="checkbox"/> San Juan 901	<input type="checkbox"/> Santa Margarita 902	<input type="checkbox"/> San Luis Rey 903	<input type="checkbox"/> Carlsbad 904
<input type="checkbox"/> San Dieguito 905	<input type="checkbox"/> Penasquitos 906	<input checked="" type="checkbox"/> San Diego 907	<input type="checkbox"/> Sweetwater 909
<input type="checkbox"/> Otay 910	<input type="checkbox"/> Tijuana 911	<input type="checkbox"/> Whitewater 719	<input type="checkbox"/> Clark 720
<input type="checkbox"/> West Salton 721	<input type="checkbox"/> Anza Borrego 722	<input type="checkbox"/> Imperial 723	

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)

#### **HYDROLOGIC SUB-AREA NAME AND NUMBER(S)**

Number	Name
907.14	COCHES

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)

**SURFACE WATERS** that each project discharge point proposes to discharge to. List the impairments identified in Table 7.

SURFACE WATERS (river, creek, stream, etc.)	Hydrologic Unit Basin Number	Impairment(s) listed [303(d) listed waters or waters with established TMDLs ]	Distance to Project
LOS COCHES CREEK	907.14	N/A	

[http://www.waterboards.ca.gov/water\\_issues/programs/tmdl/docs/303dlists2006/epa/r9\\_06\\_303d\\_reqtmdl.pdf](http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdl.pdf)

#### **GROUND WATERS**

Ground Waters	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH	POW	REC1	REC2	BIOC	WARM	COLD	WILD	RARE	SPWN
	907.14	●	●	●	○											

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)

+ Excepted from Municipal

● Existing Beneficial Use

○ Potential Beneficial Use

## PROJECT ANTICIPATED AND POTENTIAL POLLUTANTS

Using Table 6, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

**TABLE 6: ANTICIPATED AND POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE**

PDP Categories	General Pollutant Categories								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P <sup>(1)</sup>	P <sup>(2)</sup>	P	X
Commercial Development 1 acre or greater	P <sup>(1)</sup>	P <sup>(1)</sup>		P <sup>(2)</sup>	X	P <sup>(5)</sup>	X	P <sup>(3)</sup>	P <sup>(5)</sup>
Heavy industry /industrial development	X		X	X	X	X	X		
Automotive Repair Shops			X	X <sup>(4)(5)</sup>	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft <sup>2</sup>	X	X			X	X	X		X
Parking Lots	P <sup>(1)</sup>	P <sup>(1)</sup>	X		X	P <sup>(1)</sup>	X		P <sup>(1)</sup>
Retail Gasoline Outlets			X	X	X	X	X		
Streets, Highways & Freeways	X	P <sup>(1)</sup>	X	X <sup>(4)</sup>	X	P <sup>(5)</sup>	X		

X = anticipated  
 P = potential  
 (1) A potential pollutant if landscaping exists on-site.  
 (2) A potential pollutant if the project includes uncovered parking areas.  
 (3) A potential pollutant if land use involves food or animal waste products.  
 (4) Including petroleum hydrocarbons.  
 (5) Including solvents.

## PROJECT POLLUTANTS OF CONCERN SUMMARY TABLE

Please summarize the identified project pollutant of concern by checking the appropriate boxes in the table below and list any surface water impairments identified. Pollutants anticipated to be generated by the project, which are also causing impairment of receiving waters, shall be considered the primary pollutants of concern. For projects where no primary pollutants of concern exist, those pollutants identified as anticipated shall be considered secondary pollutants of concern.

**TABLE 7: PROJECT POLLUTANTS OF CONCERN**

Pollutant Category	Anticipated (X)	Potential (P)	Surface Water Impairments
Sediments	✓		N/A
Nutrients	✓		
Heavy Metals	✓		
Organic Compounds	✓		
Trash & Debris	✓		
Oxygen Demanding Substances	✓		
Oil & Grease	✓		
Bacteria & Viruses	✓		
Pesticides	✓		✓

## **STEP 5**

### **LID AND SITE DESIGN STRATEGIES**

Each numbered item below is a Low Impact Development (LID) requirement of the WPO. Please check the box(s) under each number that best describes the LID BMP(s) and Site Design Strategies selected for this project.

**TABLE 8: LID AND SITE DESIGN**

1. Conserve natural Areas, Soils, and Vegetation
<input type="checkbox"/> Preserve well draining soils (Type A or B)
<input checked="" type="checkbox"/> Preserve Significant Trees
<input checked="" type="checkbox"/> Preserve critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions
<input type="checkbox"/> Other. Description:
2. Minimize Disturbance to Natural Drainages
<input checked="" type="checkbox"/> Set-back development envelope from drainages
<input checked="" type="checkbox"/> Restrict heavy construction equipment access to planned green/open space areas
<input type="checkbox"/> Other. Description:
3. Minimize and Disconnect Impervious Surfaces (see 5)
<input type="checkbox"/> Clustered Lot Design
<input checked="" type="checkbox"/> Items checked in 5?
<input type="checkbox"/> Other. Description:
4. Minimize Soil Compaction
<input checked="" type="checkbox"/> Restrict heavy construction equipment access to planned green/open space areas
<input checked="" type="checkbox"/> Re-till soils compacted by construction vehicles/equipment
<input checked="" type="checkbox"/> Collect & re-use upper soil layers of development site containing organic Materials
<input type="checkbox"/> Other. Description:
5. Drain Runoff from Impervious Surfaces to Pervious Areas
<u>LID Street &amp; Road Design</u>
<input checked="" type="checkbox"/> Curb-cuts to <u>bioretention and natural vegetation</u>
<input type="checkbox"/> Rural Swales
<input type="checkbox"/> Concave Median
<input type="checkbox"/> Cul-de-sac Landscaping Design
<input type="checkbox"/> Other. Description:
<u>LID Parking Lot Design</u> <u>N/A</u>
<input type="checkbox"/> Permeable Pavements

<input type="checkbox"/> Other. Description:
<u>LID Driveway, Sidewalk, Bike-path Design</u>
<input type="checkbox"/> Permeable Pavements
<input checked="" type="checkbox"/> Pitch pavements toward landscaping
<input type="checkbox"/> Other. Description:
<u>LID Building Design</u>
<input type="checkbox"/> Cisterns & Rain Barrels
<input checked="" type="checkbox"/> Downspout to swale
<input type="checkbox"/> Vegetated Roofs
<input type="checkbox"/> Other. Description:
<u>LID Landscaping Design</u>
<input checked="" type="checkbox"/> Soil Amendments
<input checked="" type="checkbox"/> Reuse of Native Soils
<input checked="" type="checkbox"/> Smart Irrigation Systems
<input type="checkbox"/> Street Trees
<input type="checkbox"/> Other. Description:
6. Minimize erosion from slopes
<input checked="" type="checkbox"/> Disturb existing slopes only when necessary
<input checked="" type="checkbox"/> Minimize cut and fill areas to reduce slope lengths
<input type="checkbox"/> Incorporate retaining walls to reduce steepness of slopes or to shorten slopes
<input type="checkbox"/> Provide benches or terraces on high cut and fill slopes to reduce concentration of flows
<input type="checkbox"/> Rounding and shaping slopes to reduce concentrated flow
<input type="checkbox"/> Collect concentrated flows in stabilized drains and channels
<input type="checkbox"/> Other. Description:

**STEP 6****SOURCE CONTROL**

Please complete the checklist on the following pages to determine Source Control BMPs. Below is instruction on how to use the checklist. (Also see instructions on page 40 of the SUSMP)

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your Source Control Exhibit in Attachment B.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in a table in your Project-Specific SUSMP.

Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternatives.

**SEE TABLE 9**

Use the format in Table 9 below to summarize the project Source Control BMPs. Incorporate all identified Source Control BMPs in your Source Control Exhibit in Attachment B.

**TABLE 9: PROJECT SOURCE CONTROL BMPs**

<i>Potential source of runoff pollutants</i>	<i>Permanent source control BMPs</i>	<i>Operational source control BMPs</i>
<b>LANDSCAPE / OUTDOOR PESTICIDE USE</b>	Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.	Maintain landscaping using minimum or no pesticides.
	Consider using pest-resistant plants, especially adjacent to hardscape.	Provide IPM information to new owners, lessees and operators.
	Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.	
	To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	
<b>ROOFING, GUTTERS AND TRIM</b>		Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.

IF THESE SOURCES WILL BE ON THE PROJECT SITE . . .		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs			
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in SU SMP Table and Narrative	4 Operational BMPs—Include in SU SMP Table and Narrative		
<input type="checkbox"/> A. On-site storm drain inlets      N/A	<input type="checkbox"/> Locations of inlets.	<input type="checkbox"/> Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	<input type="checkbox"/> Maintain and periodically repaint or replace inlet markings.	<input type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees, or operators.	<input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a>
			<input type="checkbox"/> Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.
<input type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps      N/A		<input type="checkbox"/> State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.		<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.	
<input type="checkbox"/> C. Interior parking garages      N/A		<input type="checkbox"/> State that parking garage floor drains will be plumbed to the sanitary sewer.		<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.	

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs			
1	2	3	4		
Potential Sources of Runoff Pollutants	Permanent Controls—Show on Source Control Exhibit, Attachment B	Permanent Controls—List In SUSMP Table and Narrative	Operational BMPs—Include in SUSMP Table and Narrative		
<input type="checkbox"/> D1. Need for future indoor & structural pest control N/A		<input type="checkbox"/> Note building design features that discourage entry of pests.	<input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators.		

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 <b>Potential Sources of Runoff Pollutants</b>	2 <b>Permanent Controls—Show on Source Control Exhibit, Attachment B</b>	3 <b>Permanent Controls—List in SUSMP Table and Narrative</b>	4 <b>Operational BMPs—Include in SUSMP Table and Narrative</b>	
<p><input checked="" type="checkbox"/> D2. Landscape/Outdoor Pesticide Use</p> <p>Note: Should be consistent with project landscape plan (if applicable).</p>	<p><input checked="" type="checkbox"/> Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained.</p> <p><input type="checkbox"/> Show self-retaining landscape areas, if any.</p> <p><input checked="" type="checkbox"/> Show stormwater treatment facilities.</p>	<p>State that final landscape plans will accomplish all of the following:</p> <p><input checked="" type="checkbox"/> Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.</p> <p><input checked="" type="checkbox"/> Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</p> <p><input type="checkbox"/> Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.</p> <p><input checked="" type="checkbox"/> Consider using pest-resistant plants, especially adjacent to hardscape.</p> <p><input checked="" type="checkbox"/> To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p>	<p><input checked="" type="checkbox"/> Maintain landscaping using minimum or no pesticides.</p> <p><input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p> <p><input checked="" type="checkbox"/> Provide IPM information to new owners, lessees and operators.</p>	

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs	
1	2	3	4
Potential Sources of Runoff Pollutants	Permanent Controls—Show on Source Control Exhibit, Attachment B	Permanent Controls—List in SUSMP Table and Narrative	Operational BMPs—Include in SUSMP Table and Narrative
<input type="checkbox"/> E. Pools, spas, ponds, decorative fountains, and other water features.	<input type="checkbox"/> Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.  <input type="checkbox"/> F. Food service	<input type="checkbox"/> If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	<input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a>
N/A			
		<input type="checkbox"/> For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment.	<input type="checkbox"/> Describe the location and features of the designated cleaning area.
		<input type="checkbox"/> On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	<input type="checkbox"/> Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 <b>Potential Sources of Runoff Pollutants</b>	2 <b>Permanent Controls—Show on Source Control Exhibit, Attachment B</b>	3 <b>Permanent Controls—List in SUSMP Table and Narrative</b>	4 <b>Operational BMPs—Include in SUSMP Table and Narrative</b>	
<input type="checkbox"/> G. Refuse areas N/A	<p><input type="checkbox"/> Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas.</p> <p><input type="checkbox"/> If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent runoff and show locations of berms to prevent runoff from the area.</p> <p><input type="checkbox"/> Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.</p>	<p><input type="checkbox"/> State how site refuse will be handled and provide supporting detail to what is shown on plans.</p> <p><input type="checkbox"/> State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here," or similar.</p>	<p><input type="checkbox"/> State how the following will be implemented:</p> <p>Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>	<p><input type="checkbox"/> See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>
<input type="checkbox"/> H. Industrial processes. N/A	<p><input type="checkbox"/> Show process area.</p>		<p><input type="checkbox"/> If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."</p>	<p><input type="checkbox"/> See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs			
1	2	3	4		
Potential Sources of Runoff Pollutants	Permanent Controls—Show on Source Control Exhibit, Attachment B	Permanent Controls—List in SUSMP Table and Narrative	Operational BMPs—Include in SUSMP Table and Narrative		
<input type="checkbox"/> I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	<input type="checkbox"/> Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area.  <input type="checkbox"/> Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.  <input type="checkbox"/> Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	<input type="checkbox"/> Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for:  <ul style="list-style-type: none"> <li>▪ Hazardous Waste Generation</li> <li>▪ Hazardous Materials Release Response and Inventory</li> <li>▪ California Accidental Release (CalARP)</li> <li>▪ Aboveground Storage Tank           <ul style="list-style-type: none"> <li>▪ Uniform Fire Code Article 80 Section 103(b) &amp; (c) 1991</li> <li>▪ Underground Storage Tank</li> </ul> </li> </ul>	<input type="checkbox"/> See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at <a href="http://www.calbmphandbooks.com">www.calbmphandbooks.com</a>		
N/A					

<p><input type="checkbox"/> <b>J. Vehicle and Equipment Cleaning</b></p> <p>N/A</p>	<p><input type="checkbox"/> Show on drawings as appropriate:</p> <p>(1) Commercial/industrial facilities having vehicle / equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.</p> <p>(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).</p> <p>(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.</p> <p>(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.</p>	<p>Describe operational measures to implement the following (if applicable):</p> <p>If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.</p>
	<p><input type="checkbox"/> If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.</p> <p><input type="checkbox"/> Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.</p> <p><input type="checkbox"/> Car dealerships and similar may rinse cars with water only.</p> <p><input type="checkbox"/> See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>	

<input type="checkbox"/> <b>K. Vehicle/Equipment Repair and Maintenance</b>	<p><input type="checkbox"/> Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.</p> <p><input type="checkbox"/> Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.</p> <p><input type="checkbox"/> Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.</p>	<p>In the SUSMP report, note that all of the following restrictions apply to use the site:</p> <p><input type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.</p> <p><input type="checkbox"/> No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.</p> <p><input type="checkbox"/> No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.</p>
N/A		

<input type="checkbox"/> <b>L. Fuel Dispensing Areas</b>	<p><input type="checkbox"/> Fueling areas<sup>1</sup> shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are:</p> <ul style="list-style-type: none"> <li>a) graded at the minimum slope necessary to prevent ponding;</li> <li>and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.</li> </ul> <p>Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area.] The canopy [or cover] shall not drain onto the fueling area.</p> <p><input type="checkbox"/> The property owner shall dry sweep the fueling area routinely.</p> <p><input type="checkbox"/> See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmhandbooks.com">www.cabmhandbooks.com</a></p>
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<sup>1</sup> The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

<input type="checkbox"/> <b>M. Loading Docks</b> N/A	<p><input type="checkbox"/> Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. Direct connections to storm drains from depressed loading docks are prohibited.</p> <p><input type="checkbox"/> Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation.</p> <p><input type="checkbox"/> Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.</p>	<p><input type="checkbox"/> Move loaded and unloaded items indoors as soon as possible.</p> <p><input type="checkbox"/> See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p> <p><input type="checkbox"/> Provide a means to drain fire sprinkler test water to the sanitary sewer.</p>
<input type="checkbox"/> <b>N. Fire Sprinkler Test Water</b> N/A		<p><input type="checkbox"/> See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>

<p><b>O. Miscellaneous Drain or Wash Water</b></p> <p><input type="checkbox"/> Boiler drain lines</p> <p><input type="checkbox"/> Condensate drain lines</p> <p><input type="checkbox"/> Rooftop equipment</p> <p><input type="checkbox"/> Drainage sumps</p> <p><input checked="" type="checkbox"/> Roofing, gutters, and trim.</p>	<p><input type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.</p> <p><input type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.</p> <p><input type="checkbox"/> Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <p><input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.</p> <p><input type="checkbox"/> Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p> <p><input checked="" type="checkbox"/></p>
<p><input type="checkbox"/> P. Plazas, sidewalks, and parking lots.</p>	<p>N/A</p>

## **STEP 7**

### **LID AND TREATMENT CONTROL SELECTION**

A treatment control BMP and/or LID facility must be selected to treat the project pollutants of concern identified in Table 7 “Project Pollutants of Concern”. A treatment control facility with a high or medium pollutant removal efficiency for the project’s most significant pollutant of concern shall be selected. It is recommended to use the design procedure in Chapter 4 of the SUSMP to meet NPDES permit LID requirements, treatment requirements, and flow control requirements. If your project does not utilize this approach, the project will need to demonstrate compliance with LID, treatment and flow control requirements. Review Chapter 2 “Selection of Stormwater Treatment Facilities” in the SUSMP to assist in determining the appropriate treatment facility for your project.

Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? <i>(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)</i>	
<input checked="" type="checkbox"/> Yes	No
If this project is not utilizing the unified LID design procedure, please describe how the alternative treatment facilities will comply with applicable LID criteria, stormwater treatment criteria, and hydromodification management criteria.	

- Indicate the project pollutants of concern (POCs) from Table 7 in Column 2 below.

**TABLE 10: GROUPING OF POTENTIAL POLLUTANTS of Concern (POCs) by fate during stormwater treatment**

Pollutant	Check Project Specific POCs	Coarse Sediment and Trash	Pollutants that tend to associate with fine particles during treatment	Pollutants that tend to be dissolved following treatment
Sediment	✓	X	X	
Nutrients	✓		X	X
Heavy Metals	✓		X	
Organic Compounds	✓		X	
Trash & Debris	✓	X		
Oxygen Demanding	✓		X	
Bacteria	✓		X	
Oil & Grease	✓		X	
Pesticides	✓		X	

- Indicate the treatment facility(s) chosen for this project in the following table.

**TABLE 11: GROUPS OF POLLUTANTS and relative effectiveness of treatment facilities**

Pollutants of Concern	Bioretention Facilities (LID)	Settling Basins (Dry Ponds)	Wet Ponds and Constructed Wetlands	Infiltration Facilities or Practices (LID)	Media Filters	Higher-rate biofilters*	Higher-rate media filters*	Trash Racks & Hydro-dynamic Devices	Vegetated Swales
Coarse Sediment and Trash	High	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Medium	Medium	Low	Medium
Pollutants that tend to be dissolved following treatment	Medium	Low	Medium	High	Low	Low	Low	Low	Low

- Please check the box(s) that best describes the Treatment BMP(s) and/or LID BMP selected for this project.

**TABLE 12: PROJECT LID AND TC-BMPS**

<b>Bioretention Facilities (LID)</b>	
<input checked="" type="checkbox"/>	Bioretention area
<input type="checkbox"/>	Flow-through Planter
<input type="checkbox"/>	Cistern with Bioretention Facility
<b>Settling Basins (Dry Ponds)</b>	
<input type="checkbox"/>	Extended/dry detention basin with grass/vegetated lining
<input type="checkbox"/>	Extended/dry detention basin with impervious lining
<b>Infiltration Facilities or Practices (LID)</b>	
<input type="checkbox"/>	Infiltration basin
<input type="checkbox"/>	Dry well
<input type="checkbox"/>	Infiltration trench
<b>Wet Ponds and Constructed Wetlands</b>	
<input type="checkbox"/>	Wet pond/basin (permanent pool)
<input type="checkbox"/>	Constructed wetland
<b>Vegetated Swales (LID<sup>(1)</sup>)</b>	
<input type="checkbox"/>	Vegetated Swale

<b>Media Filters</b>
<input type="checkbox"/> Austin Sand Filter
<input type="checkbox"/> Delaware Sand Filter
<input type="checkbox"/> Multi-Chambered Treatment Train (MCTT)
<b>Higher-rate Biofilters</b>
<input type="checkbox"/> Tree-pit-style unit
<input type="checkbox"/> Other _____
<b>Higher-rate Media Filters</b>
<input type="checkbox"/> Vault-based filtration unit with replaceable cartridges
<input type="checkbox"/> Other _____
<b>Hydrodynamic Separator Systems</b>
<input type="checkbox"/> Swirl Concentrator
<input type="checkbox"/> Cyclone Separator
<b>Trash Racks</b>
<input type="checkbox"/> Catch Basin Insert
<input type="checkbox"/> Catch Basin Insert w/ Hydrocarbon boom
<input type="checkbox"/> Other _____
<b>Self-Treating or Self-Retaining Areas (LID)</b>
<input type="checkbox"/> Pervious Pavements
<input type="checkbox"/> Vegetated Roofs
<input type="checkbox"/> Other _____

<sup>(1)</sup> Must be designed per SUSMP "Vegetated Swales" design criteria for LID credit (p. 65).

For design guidelines and calculations refer to Chapter 4 "Low Impact Development Design Guide" in the SUSMP. Please show all calculations and design sheets for all treatment facilities proposed in Attachment D.

- Create a Construction Plan SWMP Checklist for your project.

Instructions on how to fill out table

1. Number and list each measure or BMP you have specified in your SWMP in Columns 1 and Maintenance Category in Column 3 of the table. Leave Column 2 blank.
2. When you submit construction plans, duplicate the table (by photocopy or electronically). Now fill in Column 2, identifying the plan sheets where the BMPs are shown. List all plan sheets on which the BMP appears. This table must be shown on the front sheet of the grading and improvement plans.

Stormwater Treatment Control and LID BMP's			
Description / Type	Sheet	Maintenance Category	Revisions
BIORETENTION AREAS		I	
RIP RAP SUMPS		I	
GRAVEL DESILTING PADS		I	

\* BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

- Please describe why the chosen treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a feasibility analysis that demonstrates utilization of a treatment facility with a high or medium removal efficiency ranking is infeasible.

THE TREATMENT & LID BMP'S WERE CHOSEN FOR THEIR HIGH REMOVAL EFFICIENCY FOR THE ANTICIPATED POLLUTANTS, RELATIVELY LOW COST, AND BECAUSE THEY CAN BE EASILY MAINTAINED BY INDIVIDUAL HOMEOWNERS.

A Treatment BMP must address runoff from developed areas. Please provide the post-construction water quality treatment volume or flow values for the selected project Treatment BMP(s). Guidelines for design calculations are located in Chapter 4 of the County SUSMP. Label outfalls on the BMP map. The Water Quality peak rate of discharge flow ( $Q_{WQ}$ ) and the Water Quality storage volume ( $V_{WQ}$ ) is dependent on the type of treatment BMP selected for the project.

Outfall	Tributary Area (acres)	$Q_{WQ}$ (cfs)	$V_{WQ}$ (ft <sup>3</sup> )

SEE CALCULATIONS IN APPENDIX "D"

## **STEP 8**

### **OPERATION AND MAINTENANCE**

- Please check the box that best describes the maintenance mechanism(s) for this project.

**TABLE 13: PROJECT BMP CATEGORY**

CATEGORY	SELECTED		BMP Description
	YES	NO	
First	✓		
Second <sup>1</sup>		✓	
Third <sup>2</sup>		✓	
Fourth		✓	

Note:

1. A recorded maintenance agreement will be required.
  2. Project will be required to establish or be included in a Stormwater Maintenance Assessment District for the long-term maintenance of treatment BMPs.
- Please list all individual LID and Treatment Control BMPs (TC-BMPs) incorporated into project. Please ensure the “BMP Identifier” is consistent with the legend in Attachment C “LID and/or TC-BMP Exhibit”. Please attach the record plan sheets upon completion of project and amend the Major SWMP where appropriate. For each type of LID or TC-BMP provide an inspection sheet in Attachment F “Maintenance Plan”.

**TABLE 14: PROJECT SPECIFIC LID AND TC-BMPS**

BMP Identifier*	LID or TC-BMP Type	BMP Pollutant of Concern Efficiency (H,M,L) – Table 11	Final Construction Date <i>(to be completed by County inspector)</i>	Final Construction Inspector Name <i>(to be completed by County inspector)</i>

\* For location of BMP's, see approved Record Plan dated XX/XX/XX, plan (TYPE) sheet (#).

➤ Responsible Party for Long-term Maintenance:

Identify the parties responsible for long-term maintenance of the BMPs identified above and Source Controls specified in Attachment B. Include the appropriate written agreement with the entities responsible for O&M in Attachment F. Please see Chapter 5 “Private Ownership and Maintenance” on page 94 of the County SUSMP for appropriate maintenance mechanisms.

Name:	HSIUNG CHENG
Company Name:	
Phone Number:	(619) 562-0842
Street Address:	1852 HACIENDA DRIVE
City/State/Zip:	EL CAJON, CA 92020
Email Address:	

➤ Funding Source:

Provide the funding source or sources for long-term operation and maintenance of each BMP identified above. By certifying the Major SWMP the applicant is certifying that the funding responsibilities have been addressed and will be transferred to future owners.

CATEGORY 1 - NO FUNDING REQUIRED

## ATTACHMENTS

Please include the following attachments.

	ATTACHMENT	COMPLETED	N/A
A	Project Location Map	✓	
B	Source Control Exhibit	✓	
C	LID and/or TC-BMP Exhibit	✓	
D	Drainage Management Area (DMA) Maps, Sizing Design Calculations and BMP/IMP Design Details	✓	
E	Geotechnical Certification Sheet		✓
F	Maintenance Plan	✓	
G	Tracking Report	✓	
H	Addendum		✓

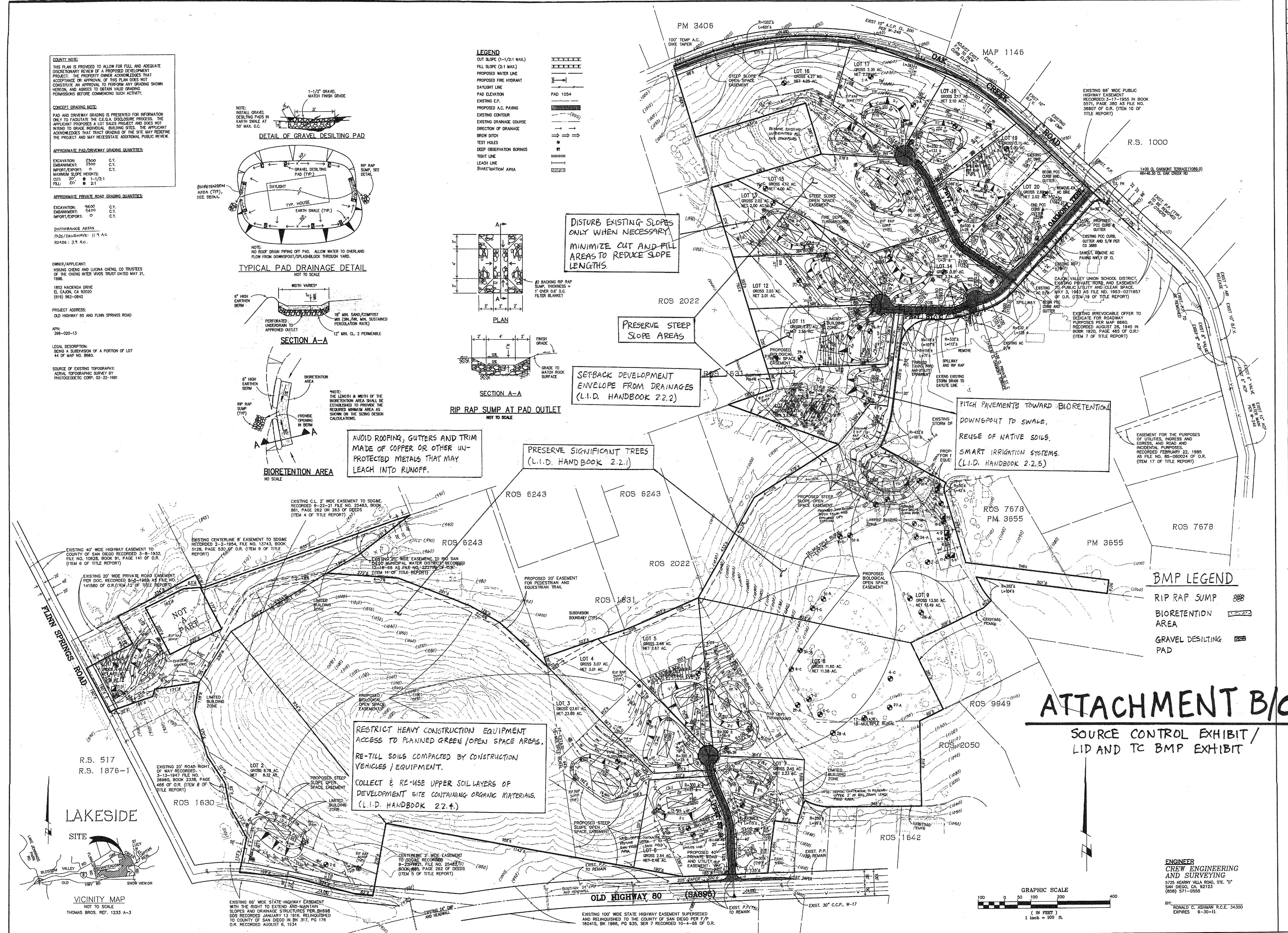
Note: Attachments B and C may be combined.



REVISIONS BY  
ADD XLS, RD.  
OPEN SPACE  
10/08 REV.  
LOTS 3-5, 0/5

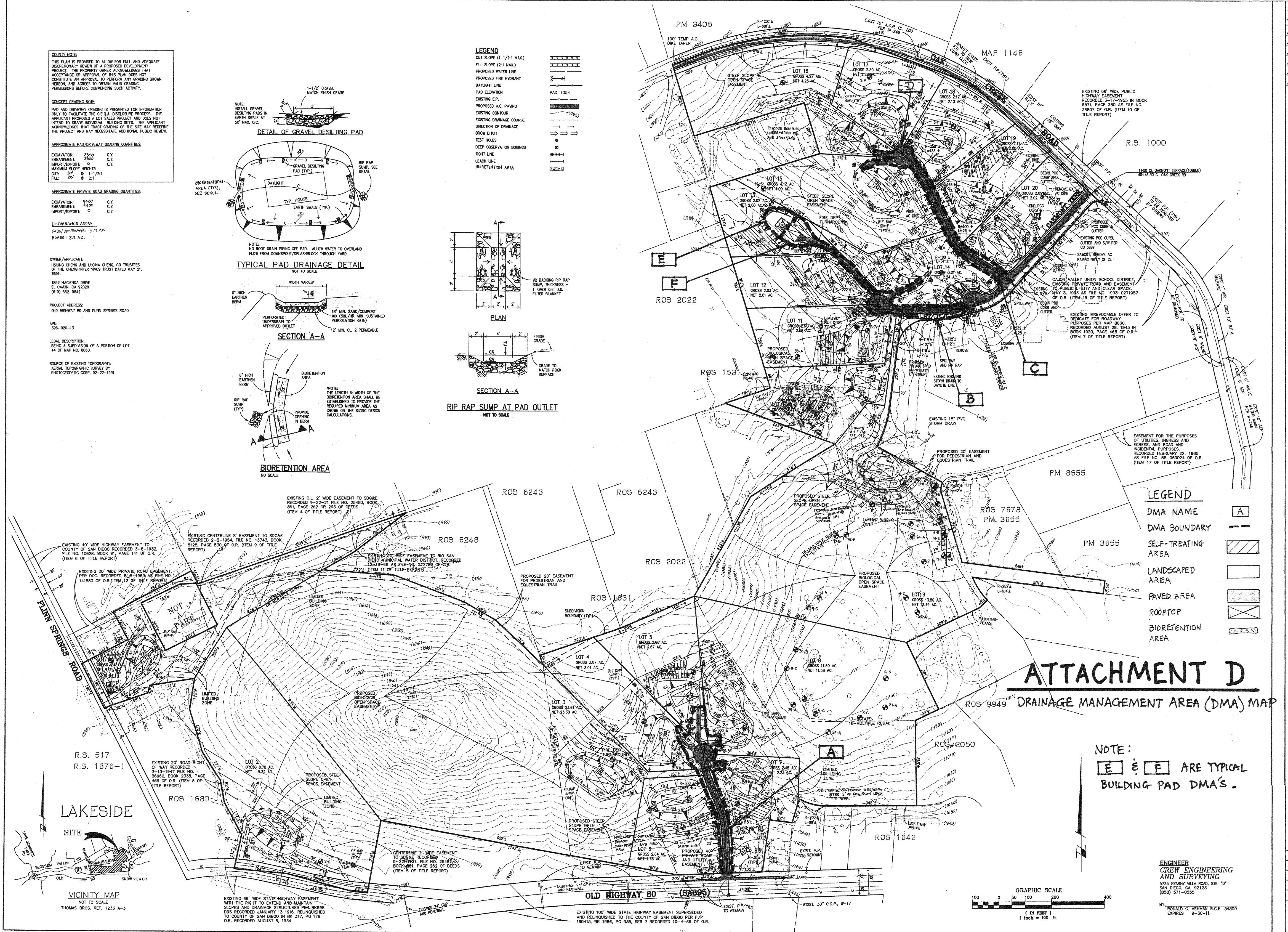
Date: 10/24/08  
Scale: 1" = 100'  
Drawn: RO  
Approved: R.A.  
Job: 450  
Sheet: 1  
or 1 Sheets

# OAKMONT II PRELIMINARY GRADING PLAN / SEPTIC SYSTEM LAYOUT



# OAKMONT II PRELIMINARY GRADING PLAN / SEPTIC SYSTEM LAYOUT

REVISIONS BY  
 ADD PUB. RD. RO  
 OPEN SPACE RO  
 10/08 REV. 0/5 RO  
 □ □ □ □ □



# ATTACHMENT D

## SIZING DESIGN CALCULATIONS

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
A	0	ROOFTOPS	1.0	0	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	20038	STREET/ DRIVEWAYS	1.0	20038		
	17860	LANDSCAPING/ TURF	0.1	1786		
			TOTAL	21824	0.04	873 873

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
B	0	ROOFTOPS	1.0	0	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	13504	STREET/ DRIVEWAYS	1.0	13504		
	4356	LANDSCAPING/ TURF	0.1	436		
			TOTAL	13940	0.04	558 558

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
C	0	ROOFTOPS	1.0	0	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	10454	STREET/ DRIVEWAYS	1.0	10454		
	6098	LANDSCAPING/ TURF	0.1	610		
			TOTAL	11064	0.04	443 443

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
D	0	ROOFTOPS	1.0	0	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	10019	STREET/ DRIVEWAYS	1.0	10019		
	2178	LANDSCAPING/ TURF	0.1	218		
			TOTAL	10237	0.04	409 409

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
E	2000	ROOFTOPS	1.0	2000	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	0	STREET/ DRIVEWAYS	1.0	0		
	6600	LANDSCAPING/ TURF	0.1	660		
			TOTAL	2660	0.04	106 106

# ATTACHMENT D

## SIZING DESIGN CALCULATIONS

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
					C	BIORETENTION AREA
F	2000	ROOFTOPS	1.0	2000	IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
	7300	STREET/ DRIVeways	1.0	7300		
	6000	LANDSCAPING/ TURF	0.1	600		
		TOTAL		9900	0.04	396 396

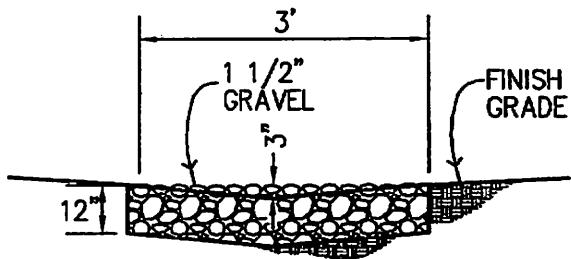
DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
						BIORETENTION AREA
		ROOFTOPS	1.0		IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
		STREET/ DRIVeways	1.0			
		LANDSCAPING/ TURF	0.1			
		TOTAL			0.04	

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
						BIORETENTION AREA
		ROOFTOPS	1.0		IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
		STREET/ DRIVeways	1.0			
		LANDSCAPING/ TURF	0.1			
		TOTAL			0.04	

DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
						BIORETENTION AREA
		ROOFTOPS	1.0		IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
		STREET/ DRIVeways	1.0			
		LANDSCAPING/ TURF	0.1			
		TOTAL			0.04	

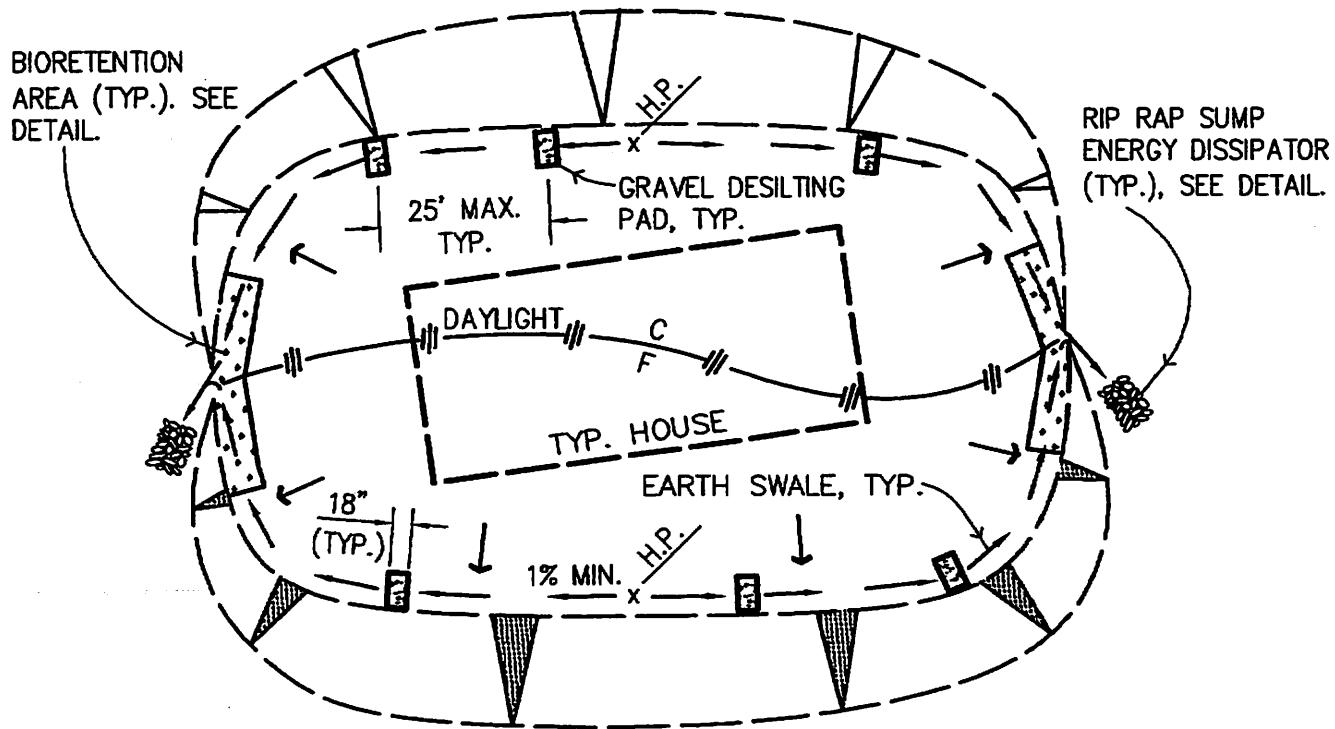
DMA NAME	DMA AREA (S.F.)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	SOIL GROUP	IMP NAME
						BIORETENTION AREA
		ROOFTOPS	1.0		IMP SIZING FACTOR	MINIMUM AREA (S.F.) PROPOSED AREA (S.F.)
		STREET/ DRIVeways	1.0			
		LANDSCAPING/ TURF	0.1			
		TOTAL			0.04	

# ATTACHMENT D



NOTE:  
INSTALL GRAVEL  
DESILTING PADS IN  
EARTH SWALE AT  
25' MAX. O.C.

DETAIL OF GRAVEL DESILTING PAD

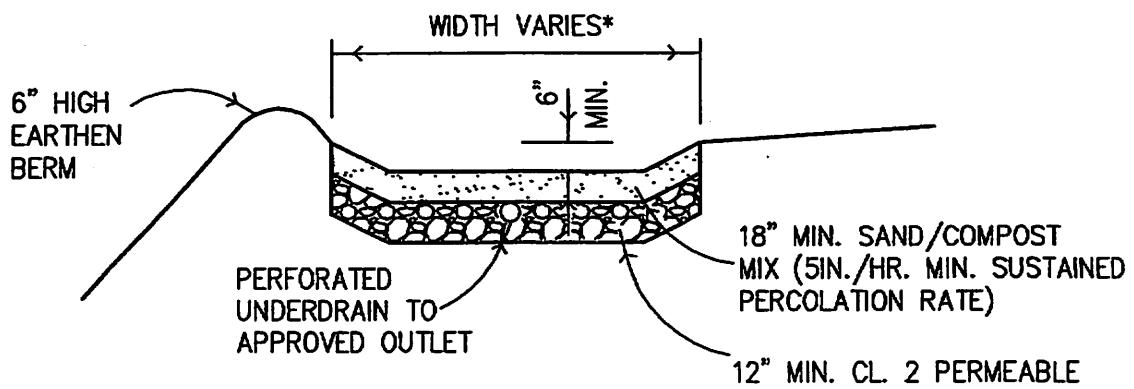


NOTE:  
NO ROOF DRAIN PIPING OFF PAD. ALLOW WATER TO OVERLAND  
FLOW FROM DOWNSPOUT/SPLASHBLOCK THROUGH YARD.

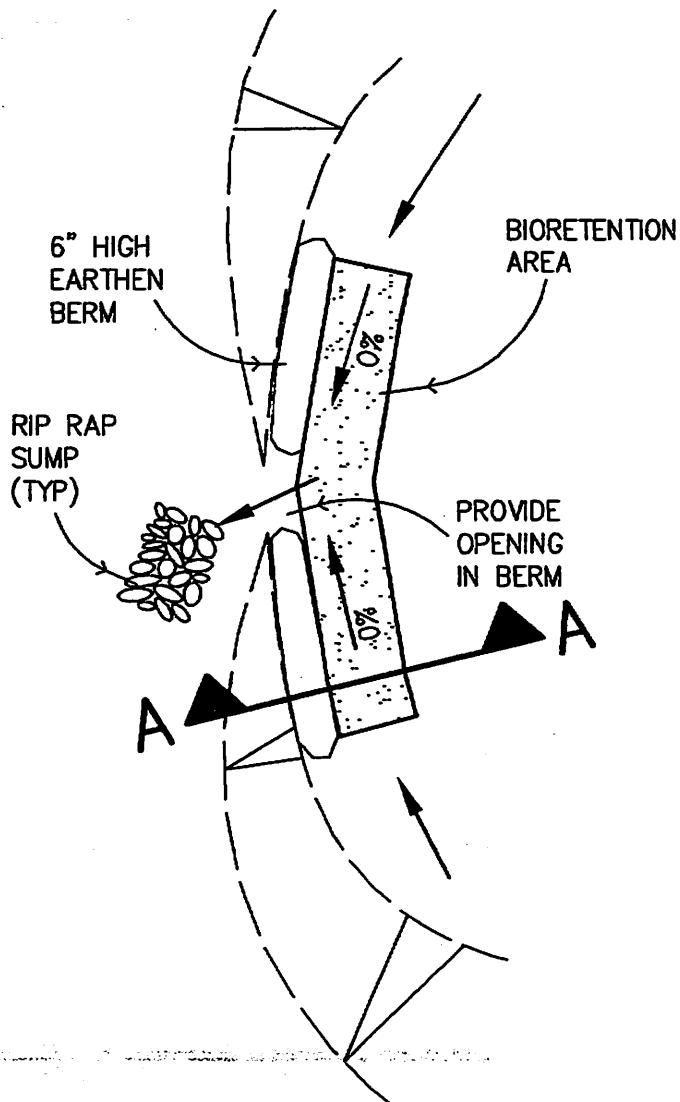
TYPICAL PAD DRAINAGE DETAIL

NO SCALE

# ATTACHMENT D



SECTION A-A

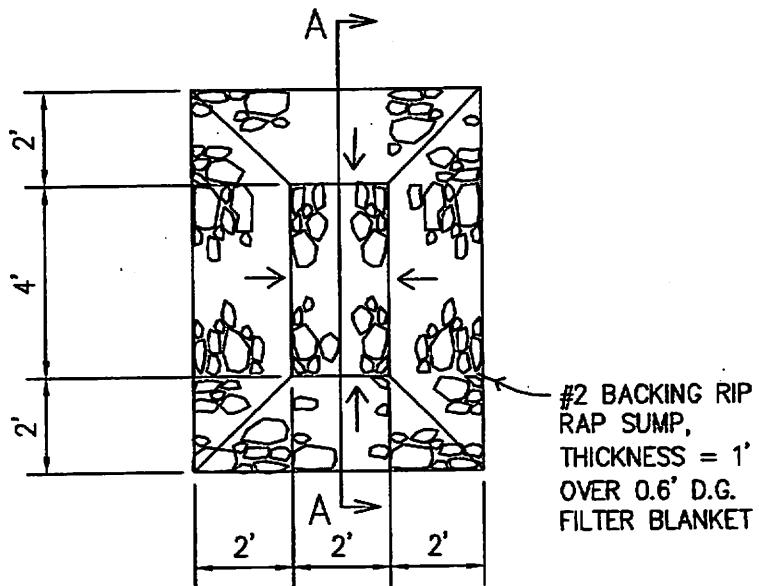


\*NOTE:  
THE LENGTH & WIDTH OF THE BIORETENTION AREA SHALL BE ESTABLISHED TO PROVIDE THE REQUIRED MINIMUM AREA AS SHOWN ON THE SIZING DESIGN CALCULATIONS.

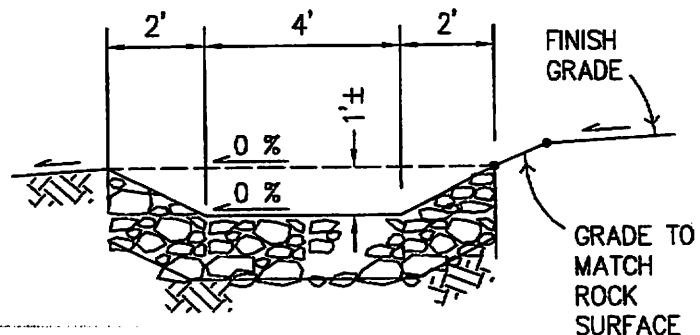
BIORETENTION AREA

NO SCALE

# ATTACHMENT D



PLAN



SECTION A-A

RIP RAP SUMP AT PAD OUTLET

NOT TO SCALE

## **ATTACHMENT F**

### **Maintenance Responsibility**

The BMPs for this project have been chosen and designed to require the minimum maintenance after the project construction is complete. The individual property owners will be responsible for the BMPs situated on their property. Permit enforcement activities by the County of San Diego and the RWQCB will provide assurance that ongoing maintenance will be performed in perpetuity.

### **Maintenance Activities per BMPs**

Over time the at-grade gravel filtering pads may become ineffective due to filling with trapped sediment. At that time the pads should be replaced by the installation of an additional pad adjacent to the ineffective pad. Anticipated replacement frequency is replacement every 5 years. Estimated replacement cost \$100.00 per pad or \$500.00 per lot.

Vegetative cover on the building sites needed for soil stabilization will be maintained by the individual homeowners. The vegetation in the bioretention areas and graded swales will be maintained by the individual homeowners in the normal course of landscape maintenance for their lot. The cost of maintenance if contracted separately could be approximately \$1000.00 per year per lot. Vegetation in the natural swales will remain in its natural condition.

Rip rap sump energy dissipaters should be inspected and maintained on a yearly basis along with the rest of the private road and drainage system. Debris and excess sediment accumulation should be removed yearly before the rainy season and after every major storm event. Design service life of the private drainage system is 25 years. The energy dissipaters may need replacement at the same time as the other improved portions of the storm drain system. Estimated yearly maintenance cost is \$100 per dissipater. Estimated replacement cost for the dissipaters on site is \$15,000.00. All estimates are current dollars and may change with inflation or other economic factors.

# **ATTACHMENT G**

## **Tracking Report**



COUNTY OF SAN DIEGO  
DEPARTMENT OF PUBLIC WORKS  
POST-CONSTRUCTION TRACKING AND  
INVENTORY REPORT

General Project Information

Permit Number TM 5421 SWMP Category (Major/Minor) MAJOR  
Location / Address OLD HWY. 80 & FLINN SPRINGS ROAD  
Engineer of Work: THOMAS H. KOERNER State Registration Number: 65317  
Company Name: CREW ENGINEERING & SURVEYING  
Address: 5725 KEARNY VILLA RD., STE. D  
Email Address: TKOERNER@KMEENGINEERS.COM  
Phone Number: (858) 571-0555

Priority Development Project – Step 1:

Percent Impervious Before Construction: % 0.8  
Percent Impervious After Construction: % 5.1

Project Disturbed Area: 15.8 Acres

Hydromodification Management – Step 3:

Yes  or No

Primary or Secondary Pollutants of Concerns – Step 4 (*check all that apply*)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Sediment             | <input checked="" type="checkbox"/> Trash and Debris            |
| <input checked="" type="checkbox"/> Nutrients            | <input checked="" type="checkbox"/> Oxygen Demanding Substances |
| <input checked="" type="checkbox"/> Organic Compounds    | <input checked="" type="checkbox"/> Oil and Grease              |
| <input checked="" type="checkbox"/> Bacteria and Viruses | <input checked="" type="checkbox"/> Pesticides                  |

Project Specific Site Design, LID and Source Control BMPs

All selected Site Layout Strategies, LID, and Source Control BMPs must be shown on the Plan.

Site Layout Strategies – Step 5 (*check all that apply*)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Limitation of Development Envelope         | <input checked="" type="checkbox"/> Preservation of Natural Drainages |
| <input type="checkbox"/> Minimization of imperviousness                        | <input type="checkbox"/> Using drainage as a design element           |
| <input type="checkbox"/> Setbacks from creeks, wetlands, and riparian habitats |   |

Disperse Runoff from Impervious Surfaces to Pervious – Step 5 (*check all that apply*)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Street and Road Design              | <input type="checkbox"/> Parking Lot Design                |
| <input checked="" type="checkbox"/> Driveway, Sidewalk, Bikepath Design | <input type="checkbox"/> Building Design                   |
| <input type="checkbox"/> Landscape Design                               | <input type="checkbox"/> Direct Runoff to Treatment BMP(s) |

Source BMPs – Step 6 (*check all that apply*)

- Stormdrain Signage and Stenciling
- Trash Storage Areas
- Private Road Drainage System
- Dock Areas
- Vehicle Wash Areas
- Equipment Wash Areas
- Fueling Areas

- Outdoor Storage Areas
- Efficient Landscape Irrigation Design
- Residential Driveways & Guest Parking
- Maintenance Bays
- Outdoor Processing Areas
- Parking Areas

**Post-construction Treatment Control BMP Information**

Responsible Party for Maintenance – Step 8:

Name \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

Street Number \_\_\_\_\_ Street Name \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email Address: \_\_\_\_\_

Project Maintenance Category (1, 2, 3 or 4): \_\_\_\_\_

Project Specific Treatment Control BMPs

BMP Identifier*	BMP Type	BMP Pollutant of Concern Efficiency (H,M,L) – Table 11	Final Construction Date <i>(to be completed by County inspector)</i>	Final Construction Inspector Name <i>(to be completed by County inspector)</i>

\* For location of BMP's, see approved Record Plan dated \_\_\_\_\_, plan sheet \_\_\_\_.

**Record Plan Certification**

I certify that the above items for this project are in substantial conformance with the approved plans.      Yes       or      No

Please sign your name and seal.

[SEAL]

Print Name: \_\_\_\_\_

Sign Name: \_\_\_\_\_